

DOUGLAS COUNTY, NV **2017-907383**
RPTT:\$132.60 Rec:\$35.00
\$167.60 Pgs=5 11/29/2017 08:24 AM
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

**DEED UPON LIEN
FORECLOSURE**

RPTT: \$ 132.60

A Portion of APN: 1319-30-712-001

WHEN RECORDED and MAIL TAX STATEMENTS TO:

The Ridge Pointe Property Owners'
P.O. Box 5790
Stateline, Nevada 89449

THIS DEED UPON LIEN FORECLOSURE is made this October 13, 2017, by The Ridge Pointe Property Owners' Association, a Nevada non-profit corporation, herein Grantor, having the address of P.O. Box 5790, Stateline, Nevada, 89449, and the Ridge Pointe Property Owners' Association, a Nevada non-profit corporation, herein Grantee.

Grantor, pursuant to its powers and authority provided by law and as set forth in that Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Pointe recorded November 5, 1997 in Book 1197 at Page 678 as Document Number 0425591, Official Records of Douglas County, Nevada, thereby establishing a lien against that property legally described on < See Exhibit 'A' > attached hereto and incorporated herein by this reference, hereinafter the Property.

Grantor caused a Notice of Default and Election to sell to be recorded against the interest of < See Exhibit 'A' > on July 20, 2017, as Document Number 2017-901637 in the Official Records of Douglas County, Nevada, and a Notice of Sale of the Property was published in the Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing on September 22, 2017, and a copy of said Notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) United States Post Office, Zephyr Cove Substation; (2) Zephyr Cove Library, Zephyr Cove; and (3) United States Post Office, Kingsbury Substation.

Grantor did sell the Property at public auction at the time and place noticed for such sale on October 13, 2017, to Grantee, the highest bidder, for U.S. < See Exhibit 'A' >, in cash, in full or partial satisfaction of the indebtedness secured by the Notice of Claim of Lien recorded June 19, 2017 as Document Number 2017-900222 of Official Records of Douglas County, Nevada.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

Dated: November 1, 2017

Grantor

THE RIDGE POINTE PROPERTY OWNERS'
ASSOCIATION, a Nevada non-profit corporation
BY: Resort Realty LLC, a Nevada Limited Liability
Company, its Attorney-In-Fact

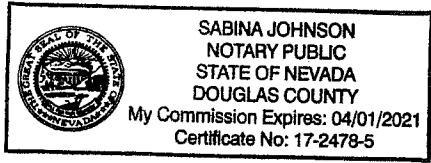


Kathleen Shoda, Authorized Signature

**DEED UPON LIEN
FORECLOSURE**

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 11/1/17 by Kathleen Shoda as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge Pointe Property Owners' Association, a Nevada non-profit corporation.



Sabrina Johnson

Notary Public

The Grantor Declares:

- Grantee was the foreclosing Beneficiary; Consideration was ;
\$33,868.79

- Computed on the consideration or value of property conveyed.

Exhibit 'A'

Interval	OwnerName	Bid Amount	Use Year	Legal Desc.
16-020-09-01	ALLEN, Jennifer S. & Mark P.	\$1,513.79	Every	B
16-015-18-71	BECKER, Daniel L. & Laura F.	\$1,528.99	Odd	C
16-005-26-72	BUTCHER, Neil D. & Martha J.	\$1,528.99	Odd	C
16-003-38-71	DYER, Jason C. & BIRDY, Patricia	\$1,528.99	Odd	C
16-014-35-71	ERMER, Juli Nancy & Brian Douglas	\$1,528.99	Odd	C
16-020-27-72	FELDER, Larry & Judy	\$1,528.99	Odd	C
16-022-46-71	GARCIA, Juan	\$1,550.58	Odd	C
16-015-30-81	GRAY, Cynthia Shellane Gordan	\$1,372.62	Even	C
16-015-04-81	HARRIS, Joanna C. & Kevin R. and WILLIAMS, Elaine	\$2,068.03	Even	C
16-011-09-71	HENLINE, Amy	\$1,507.72	Odd	C
16-018-12-72	IVANAC, Boris & Nada	\$1,528.99	Odd	C
16-025-26-01	JAB PROPERTY INVESTMENTS, LLC	\$1,507.72	Every	B
16-024-46-71	JACKSON, H. Duane & Rose Marie	\$1,528.99	Odd	C
16-015-15-72	JEAN, Anna N.	\$1,507.72	Odd	C
16-016-36-71	LIEBMAN, Douglas M.	\$1,477.32	Odd	C
16-014-19-71	McNELLIS, T.L. & Barbara E.	\$1,528.99	Odd	C
16-015-19-72	MICKS, Ernest R. Sr. & Elizabeth	\$1,528.99	Odd	C
16-006-37-72	MILLER, Jeffery L. & Kathleen A.	\$1,528.99	Odd	C
16-005-23-01	RATNER, Zakhariy & MOZHEYKO, Svetlana	\$1,528.99	Every	B
16-015-26-71	SHAFFER, Scott	\$1,507.71	Odd	C
16-017-46-71	SIMPSON, Vern E. & Lawrence D.	\$1,528.98	Odd	C
16-004-50-01	WHEELER, Charles & Yvonne	\$1,507.71	Every	B

EXHIBIT "B"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

EXHIBIT "C"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in < See Exhibit 'A' > -numbered years in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-712-001
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> | |

3. Total Value/Sales Price of Property \$ 33,868.79
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$ 33,868.79
 Real Property Transfer Tax Due: \$ 132.60

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110 that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Alita Hannum agent* Capacity: Grantor
Ridge Pointe Property Owners' Assoc.

Signature: _____ Capacity: Grantee
Ridge Pointe Property Owners' Assoc.

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
Print Name: <u>Ridge Pointe Property Owners' Assoc.</u>	Print Name: <u>Ridge Pointe Property Owners' Assoc.</u>
Address: <u>P.O. Box 5790</u>	Address: <u>P.O. Box 5790</u>
City/State/Zip: <u>Stateline, Nevada 89449</u>	City/State/Zip: <u>Stateline, Nevada 89449</u>

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Stewart Vacation Ownership Escrow No. 2017 Pointe FC
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706